

**MINUTES OF A REGULAR MEETING OF THE JASPER PLAN COMMISSION
OF THE CITY OF JASPER, INDIANA AND PUBLIC HEARING
February 5, 2014**

President Paul Lorey called the Regular Meeting of the Jasper Plan Commission to order at 7:30 p.m. Secretary Bernita Berger took roll call as follows:

Paul Lorey, President	-Present	Randy Mehringer	-Present
Jim Schroeder, Vice President	-Present	Cindy Recker	-Present
Bernita Berger, Secretary	-Present	Meredith Voegerl	-Absent
Nick Brames	-Present	Chad Hurm, City Eng.	-Present
Dan Buck	-Absent	Darla Blazey, Director of Community Development/Planning	-Present
Pat Lottes	-Present	Renee Kabrick, City Attorney	-Present
Kevin Manley	-Present		

PLEDGE OF ALLEGIANCE

President Lorey led the Pledge of Allegiance.

APPROVAL OF THE MINUTES

Minutes of the January 2, 2014 regular meeting were reviewed. Randy Mehringer made a motion to approve the minutes as mailed. Cindy Recker seconded it. Motion carried 9-0.

STATEMENT

President Lorey read the following statement. "We are now ready to begin the public hearings scheduled for this evening. With respect to tonight's meeting and public hearings, we are hereby incorporating by reference into the record of tonight's meeting and public hearings, City of Jasper Ordinance Number 1993-17, entitled "Zoning Ordinance of the City of Jasper, Indiana and its jurisdictional area" and any and all amendments thereto, and the City of Jasper Comprehensive Plan. Audio and videotapes of these proceedings are also incorporated by reference into this evening's record."

OLD BUSINESS

Petition of Kerstiens Development, Inc. for secondary approval of a proposed plat, Autumn Creek, a subdivision in the City of Jasper, Indiana, and approval of all proposed necessary street and utility improvements associated with said subdivision

Brad Eckerle, of Brosmer Land Surveying, and Al Mehringer, of Kerstiens Development, Inc., were present to request secondary approval of a proposed plat, Autumn Creek. The property is located west of Reyling Drive's dead end and south of 36th Street. Kerstiens Development intends to develop the land into a 10-unit single-family home owner's association. There were some changes since primary approval was granted, which have since been updated on the plat to reflect the revisions. One of the changes was in regards to the type of curb. A request was denied by the Board of Public Works and Safety to use v-back curb instead of barrier curb. The other change involved coordination with the Water Department regarding the water line. Upon further review, it was requested by the Water Department that the water line follow the extension of Reyling Drive.

With no remonstrators present, City Engineer Hurm made a motion to close the public hearing. Kevin Manley seconded it. Motion carried 9-0.

Secretary Berger made a motion to grant secondary approval of a proposed plat, Autumn Creek. Kevin Manley seconded it. Motion carried 9-0.

NEW BUSINESS

Petition of Prague Properties by it authorized member William J. Kaiser Jr., Michael E. Ruff and Whitney P. Ruff, and Chad F. Williams and Amy L. Williams for primary approval of the proposed plat of “A Replat of Parts of Lots 12, 13, 14 and 15 of Rolling Ridge Estates” and for the approval of the vacation of Parts of Lots 13, 14 and 15 and Lots 16 and 17 of Rolling Ridge Estates

Phil Buehler, of Brosmer Land Surveying was present on behalf of Prague Properties, Michael and Whitney Ruff and Chad and Amy Williams to request a Replat of parts of Rolling Ridge Subdivision. The proposed property is located north of State Road 56 and west of St. Charles Street. Mr. Buehler gave a brief history of the property. Lot 14, originally owned by Prague Properties was transferred to Dr. and Whitney Ruff. A boundary description was prepared for part of Lot 14 and 15, which would become Lot 14 of the Replat. That land was purchased by Chad and Amy Williams with the intent to build a home on the lot of record. In conclusion, Dr. and Whitney Ruff now own parts of Lot 12, 13 and 14. Chad and Amy Williams will own a part of Lot 14 and Lot 15, which are designated as Lot 13 and Lot 14 in a Replat of Lots 13, 14, and 15 of Rolling Ridge Estates.

In regards to the vacation of Parts of Lots 13, 14 and 15 and Lots 16 and 17 of Rolling Ridge Estates, the process involves notification to all property owners in the subdivision with approval to vacate the said portion of the original plat. Mr. Buehler said he will present the vacation request at next month's meeting if all of the steps have been met.

Following some discussion and hearing no remonstrators, Vice President Schroeder made a motion to grant primary approval of a proposed plat of A Replat of Parts of Lots 12, 13, 14 and 15 of Rolling Ridge Estates. Pat Lottes seconded it. Motion carried 9-0.

PUBLIC BUSINESS

ROJAC-Labyrinth Project

Lisa Gehlhausen, of Indiana 15 Regional Planning Commission, was present on behalf of Redevelop Old Jasper Action Coalition (ROJAC) to seek compliance with the Comprehensive Plan to place a labyrinth on the area north of the Riverwalk's 4th Street parking lot entrance. Ms. Gehlhausen explained to the Board that she is planning to submit a grant application to the Place-Based Investment Fund, which is funded by the Indiana Office of Tourism Development, to help fund the project.

Following some discussion on the project, Kevin Manley made a motion to approve the request, certifying that the project is in compliance with the City of Jasper's Comprehensive Plan and Downtown Riverfront and Master Plan. Secretary Berger seconded it. Motion carried 9-0.

Tom Eckert

Tom and Juanita Eckert appeared before the board to explain their idea of placing a structure (a large popcorn container) on the parking lot of their business, Eckert Pool Supply and Jasper Gift Basket and Popcorn Company located at 1522 Newton Street. According to the City's ordinance, the Eckerts would need to request a variance to allow the structure through the Board of Zoning Appeals, which they plan to do so at next month's meeting.

ADJOURNMENT

With no further discussion, Vice President Schroeder made a motion to adjourn the meeting, seconded by Secretary Berger. Motion carried 9-0, and the meeting was adjourned at 8:10 p.m.

Paul Lorey, President

Bernita Berger, Secretary

Kathy M. Pfister, Recording Secretary